



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: September 20, 2016*

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**Agenda Item:** Prairie Trail Southeast Neighborhood Plan

**Report Date:** September 15, 2016 *ESL*

**Prepared By:** Deb Gervais,  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Prairie Trail Southeast Neighborhood Plan.

**Project Summary:**

The Prairie Trail Southeast Neighborhood consists of approximately 78 acres. The site is located west of South Ankeny Boulevard, south of Heritage Townhomes, and north of DMACC. The Prairie Trail Southeast Neighborhood Plan shows 46 single family residential lots, 4 neighborhood commercial lots, and several outlots for possible school and park and open space within Prairie Trail.

**Project Report:**

Street development will include the extension of SW Prairie Trail Parkway, SW 18<sup>th</sup> Street, SW School Street, SW Des Moines Street, and SW Franklin Street. Five-foot sidewalks will be required throughout the development. Eight-foot sidewalk will be installed through the park along SW Des Moines Street and along the west side of SW School Street. Ten-foot sidewalk will be installed on the south side of SW Prairie Trail Parkway.

Public water main, sanitary sewer, and storm sewer will be extended throughout the development. This neighborhood plan will utilize the Prairie Trail Pattern book. All building elevations will be reviewed by the Architectural Review Board.